

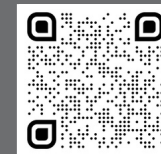
CONWAY ROAD

PALMERS GREEN - N14

THOMAS
JAMES
ESTATE AGENTS



- TWO DOUBLE BEDROOMS
- KITCHEN / RECEPTION ROOM
- SEPERATE WC
- GARDEN
- AVAILABLE IMMEDIATELY
- UNFURNISHED



TO LET
£1,850
PCM

CONWAY ROAD

SOUTHGATE - N14

THOMAS
JAMES
ESTATE AGENTS



TWO BEDROOM APARTMENT

£1,850 PCM

IN BRIEF

This two bedroom apartment is a unique find. With 775 square feet of space inside and its own section of the rear garden, including a private paved terrace it offers lots of living space. Located on the ground floor of a substantial Edwardian property, it's in a prime location on a wide, tree-lined street close to Broomfield Park and all the amenities of Palmers Green and Aldermans Hill.

PROPERTY DESCRIPTION

With 775 square feet of space inside and a 32 ft rear garden this apartment offers lots of living space. It's also in excellent condition, with contemporary fixtures and fittings and stylish neutral décor.

The apartment comprises three large living spaces, a bathroom, and a separate WC. This includes a large open plan kitchen/diner which is big enough to accommodate a lounge area, giving the option of using one of the two reception rooms a bedroom.

The kitchen is divided into two zones - a galley kitchen with fitted cabinets and a tiled floor and partially tiled walls, and a dining/lounge section with a wood floor. In the middle are glazed double doors that open onto the paved garden terrace, a sheltered space that's ideal for relaxing and entertaining. The main bathroom lies beyond the kitchen. This is fully tiled and has both a corner bath and a shower cubicle. An obscured glass window provides plentiful natural light and ventilation. The separate WC located close to the entrance of the kitchen has a small, high-level window.

COUNCIL TAX BAND: D
Enfield Council

EPC RATING: E

Available unfurnished



CONWAY ROAD

SOUTHGATE - N14



TWO BEDROOM APARTMENT

£1,850 PCM

PROPERTY DESCRIPTION CONTINUED...

The bedrooms have great period proportions and features. Both are approximately square, with excellent natural light from large windows, wood floors and stunning ornate ceiling details, picture rails, and cast-iron fireplaces with ornate tiled surrounds. The front room measures approximately 15ft by 12ft and has a large bay window. The rear bedroom measures approximately 15ft by 15ft and has great garden views through glazed double doors and surrounding windows. The doors open onto the garden terrace.

Outside, in addition to the paved terrace section, the garden has a slightly raised lawn. A side path provides access and can be used by residents of the upper apartment to access their rear section of the garden which is entirely screened from the front section by garden buildings.

LOCAL LIFE

- There's a wide range of shops, services and entertainment options in nearby Palmers Green just half a mile from the apartment.
- Palmers Green train station is just over a ten minute walk. From here there are regular trains to King's Cross (22 minutes), Old Street (25 min) and Moorgate (29 min), with a connection to the Piccadilly and Victoria tube lines at Finsbury Park.
- Broomfield Park is a mere five minute walk. This award-winning green space with wonderful views of Alexandra Palace and the central London skyline has a wide range of features, including lakes and a pond, a bandstand, conservatory and orchard, and various sports facilities.

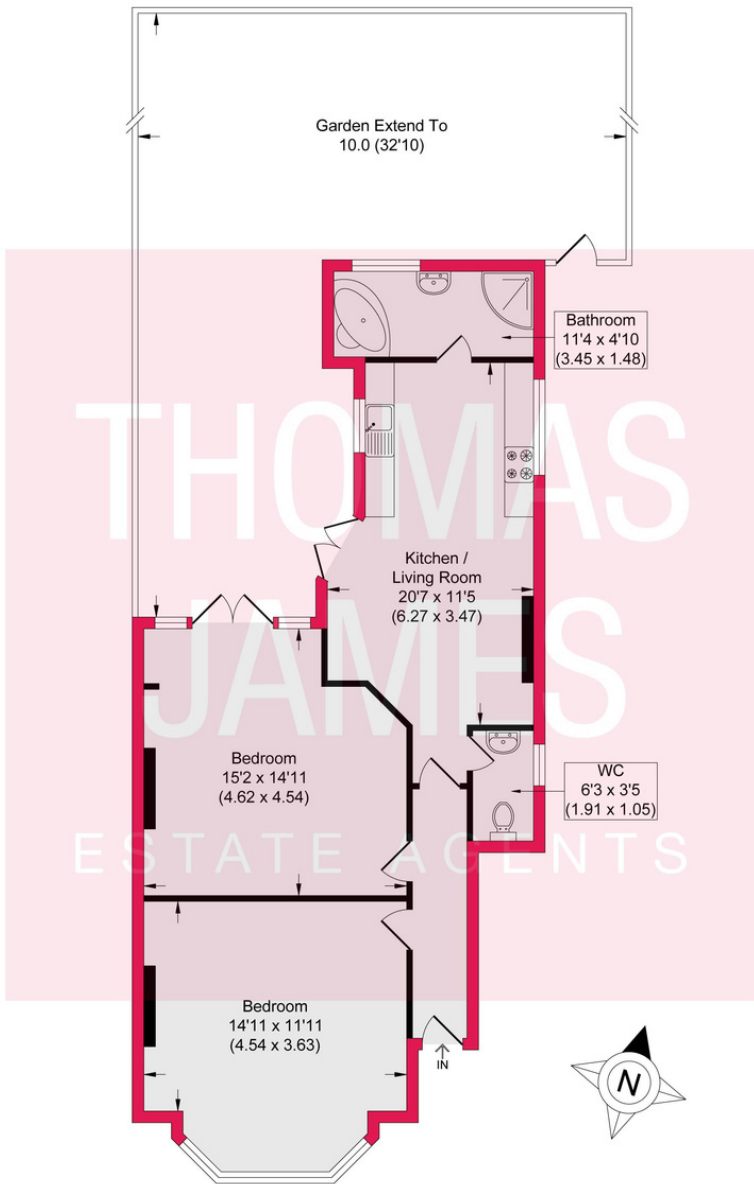
TRANSPORT



TRANSPORT



Ground Floor
72.09 sq.m. (775.97 sq.ft.) approx.



TOTAL FLOOR AREA : 72.09 sq.m. (775.97 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

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